

Broken Arrow Planning Commission
09-26-2024

To: Chairman and Commission Members
From: Community Development Department
Title: ..title

Public hearing, consideration, and possible action regarding COMP-001693-2024 (Comprehensive Plan Change), Brook Chase Expanded, 40.2 acres, Level 6 to Level 3, located approximately one-eighth mile west of 23rd Street (193rd Avenue/County Line Road) and one-quarter mile north of Washington Street (91st Street)

..End

Background:

Applicant: Mikel Vanover, Olsson, Inc.
Owner: Dave Cocolin, Eagle 1 Investments
Developer: N/A
Engineer: Austin Mayes, Olsson, Inc
Location: approximately one-eighth mile west of 23rd Street (193rd Avenue/County Line Road) and one-quarter mile north of Washington Street (91st Street)
Size of Tract 40.2 acres
Number of Lots: 1
Present Zoning: A-1
Comp Plan: Level 6 - Regional Employment/Commercial to Level 3 – Transition Area

COMP-001693-2024 is a request to change the Comprehensive Plan designation from Level 6 to Level 3 on approximately 40.2 acres which is currently unplatted. The property is located west of 23rd Street and north of Washington Street.

The applicant is requesting this change to the comprehensive plan for the purpose of a potential residential subdivision. In preparation for the possible approval of this amendment to the comprehensive plan, the applicant has also submitted a rezoning request BAZ-001692-2024 to change the zoning to RS-4. The applicant has submitted a preliminary plat showing a conceptual layout for a potential development.

Amending the Comprehensive Plan to Level 3 could potentially support a future rezoning to the zoning districts identified as possible or allowed within the Comprehensive Plan Table 4-1: Land Use Intensity System Zoning District Table.

The Comprehensive Plan identifies these potential districts:

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6 & 7	A-1 & IH	Undeveloped
East	Levels 2,3, & 4	RS	Residential
South	Level 1	RS-4	Residential
West	Level 2	A-1, RM, R-2, & R-1	Residential

According to FEMA Maps, the eastern portion of this property is located within the 100-year floodplain. Water and Sanitary Sewer are available from the City of Broken Arrow.

Attachments: Case Map
Aerial
Comprehensive Plan

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-001693-2024 be approved, subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH